

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning and Economic Development Department, Planning Division

AGENDA DATE: Introduction: February 28, 2012
Public Hearing: March 20, 2012

CONTACT PERSON/PHONE: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov

DISTRICT(S) AFFECTED: All Districts

SUBJECT:

An Ordinance amending Title 20 (Zoning), Chapter 20.04 (Administrative Provisions), Article III (Detailed Site Development Plan Approval Process), Section 20.04.150 (Procedure) of the El Paso City Code to amend the administrative approval process for detailed site development plans. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

BACKGROUND / DISCUSSION:

The proposed amendment encourages development and reduces processing time for non-complex sites that meet all requirements. The amendment would further reduce processing time by removing DCC review from the process and the final review and approval of detailed site development plans meeting requirements would be done by the Zoning Administrator in close coordination with all respective departments.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Reviewed
City Plan Commission (CPC) – Pending Review

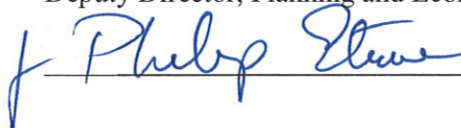
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Mathew S. McElroy
Deputy Director, Planning and Economic Development Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

MEMORANDUM

DATE: February 20, 2012

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Arturo Rubio, Senior Planner

SUBJECT: Title 20 (Zoning) Amendment

The City Plan Commission is pending review of the proposed amendment to Title 20 (Zoning), Chapter 20.04 (Administrative Provisions), Article III (Detailed Site Development Plan Approval Process) Section 20.04.150 (Procedure) to amend administrative approval of certain detailed site development plans that meet requirements and remove DCC review. This item is scheduled for CPC on February 23, 2012. The proposed amendment encourages development and reduces processing time for non-complex sites that meet all requirements. The amendment would further reduce processing time by removing DCC review from the process and the final review and approval of detailed site development plans meeting requirements would be done by the Zoning Administrator in close coordination with all respective departments.

There was no **OPPOSITION** to this request.

Attachment: Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.04 (ADMINISTRATIVE PROVISIONS), ARTICLE III (DETAILED SITE DEVELOPMENT PLAN APPROVAL PROCESS) SECTION 20.04.150 (PROCEDURE), OF THE EL PASO CITY CODE TO AMEND THE ADMINISTRATIVE APPROVAL PROCESS FOR DETAILED SITE DEVELOPMENT PLANS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Title 20 (Zoning) of the El Paso City Code has procedures for administrative approval of detailed site development plans that meet requirements; and,

WHEREAS, a public hearing regarding the proposed amendment was held before the City Plan Commission, and the Commission recommended approval of the amendment; and,

WHEREAS, the El Paso City Council has determined that the amendment to the detailed site development plan approval procedure within the City of El Paso is necessary, and is in the best interest of the public and will promote the public health, safety and welfare of the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

SECTION 1. That Title 20, Zoning, Chapter 20.04, Administrative Provisions, Section 20.04.150, Procedure, Paragraph C, of the El Paso City Code shall be amended as follows:

20.04.150 Procedure.

C. Administrative Approval. Detailed site development plans meeting the following conditions shall be reviewed and approved by the Zoning Administrator:

1. The site is two acres or less in size, and
2. The site plan contains no more than two buildings, and
3. The site plan complies with any zoning conditions and all city code provisions, to include the tables for uses and density and dimensional standards and;
4. The city's department of transportation has no concerns with access or restriction of access to the site; and,
5. The site plan complies with staff recommendations concerning the location of stormwater drainage structures and easements to include onsite ponding areas; the location and arrangement of structures, vehicular and pedestrian ways; open spaces and landscape planted areas. Staff recommendations shall not require that the site plan have landscaping in excess of what is required under the city code or any zoning condition.

If the Zoning Administrator does not approve an applicant's detailed sited development plan, the applicant may appeal the decision to the City Plan Commission. The applicant must file the appeal with the zoning administrator within fifteen business days from the date of the Zoning Administrator's decision. The Zoning Administrator shall place the appeal on the City Plan

ORDINANCE NO. _____

Commission agenda to be heard by the Commission within 30 business days from the date the appeal was received. The Zoning Administrator shall include the detailed site plan, the appeal, and a summary of the Zoning Administrator's reasons for disapproving the detailed site plan.

SECTION 2. Except as herein amended, Title 20, Zoning, of the El Paso City Code shall remain in full force and effect.

PASSED AND APPROVED this _____ day of _____, 2012.

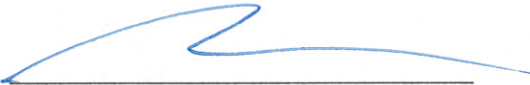
THE CITY OF EL PASO:

John F. Cook, Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:



Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:



Mathew S. McElroy, Deputy Director
Planning and Economic Development Department